

MINUTES

City of Franklin Plan Commission Meeting

November 9, 2006

Approved November 30, 2006

CALL TO ORDER

- I.** Mayor Taylor called the November 09, 2006, regular Plan Commission meeting to order at 7:00 PM in the Council Chambers at the Franklin City Hall, 9229 West Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Torres, Ritter, Haley, Bennett & Hanneman. Also present were Planning Manager Dietl, Senior Planner Booth & City Attorney Wesolowski.

MINUTES

Regular meeting of October 19, 2006

II.

- A.** Alderman Skowronski moved and Commissioner Bennett seconded to approve the minutes of the October 19, 2006 regular Plan Commission meeting. Upon voice vote, all others voted 'aye.' Motion carried.

Special meeting of October 31, 2006

- B.** Commissioner Haley moved and Commissioner Ritter seconded to approve the minutes of the October 31, 2006 special Plan Commission meeting, as amended. Upon roll call vote, Alderman Skowronski and Commissioners Torres, Ritter, Haley & Bennett voted 'aye.' Commissioner Hanneman abstained. Motion carried.

Public Hearings & Business Items

III.

Burke Properties (Franklin Square LLC) (Woodland Trails Condominiums) (25 units)

1. **(Public Hearing)**
2. **(Planned Development District Major Amendment)** To allow the development of Phase III for Woodland Trails Condominiums, consisting of 25 condominium units in 5 buildings.
3. **(Certified Survey Map)** To allow a division of land for 3 lots.
4. **(Condominium Plat)** To allow Condominium Plat Addendum No. 3 for 25 condominiums in Phase III, part of a larger condominium development

- A. 1.** Senior Planner Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:06 PM. Applicant presented the proposal. Several members of the public spoke to the project. No one else coming forward the Public Hearing was closed at 7:25 PM.

Commissioner Hanneman moved and Commissioner Torres seconded to table action to give citizens and the developer a chance to reach consensus on the issues. Upon voice vote, all voted 'aye.' Motion carried.

The developer and various citizens met while the meeting was in progress and returned later with an agreement that allowed the Plan Commission to proceed with approval recommendations.

2. Commissioner Hanneman moved and Commissioner Torres seconded to recommend approval of a major amendment to PDD #25 Burke Properties. Upon voice vote, all voted 'aye.' Motion carried.
3. Commissioner Ritter moved and Commissioner Hanneman seconded to recommend conditionally approving a 3-lot Certified Survey Map in the Southwest 1/4 of Section 23, Township 5 North, Range 21 East, in the City of Franklin, Milwaukee County, Wisconsin (Burke Properties (Franklin Square LLC) (approximately South 51st Street, Cobblestone Way and West Ryan Road). Upon voice vote, all voted 'aye.' Motion carried.
4. Commissioner Torres moved and Commissioner Bennett seconded to recommend approval of a resolution conditionally approving a condominium plat for Woodland Trails Condominiums. Upon voice vote, all voted 'aye.' Motion carried.

Location 3 Corp

1. **(Public Hearing)**
2. **(Rezoning)** To rezone certain parcels of land from R-3 Suburban/Estate Single-Family Residence District to VB Village Business District.
3. **(Certified Survey Map)** To allow a division of land for 3 lots.

- B. 1.** Senior Planner Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:30 PM. Applicant presented the proposal. Several citizens spoke to the issue. No one else coming forward the Public Hearing was closed at 7:40 PM.

2. No action was taken.

3. No action was taken.

T-Mobile Central, LLC

1. **(Public Hearing)**
2. **(Special Use Amendment)** To allow the collocation of 9 additional antennas on an existing cell tower.

- C. 1.** Senior Planner Booth read the Public Hearing Notice into the record. The Public Hearing was called to order at 7:55 PM. Applicant presented the proposal. Several citizens spoke to the issue. No one else coming forward the Public Hearing was closed at 8:03 PM.

2. Commissioner Torres moved and Commissioner Hanneman seconded a motion to deny the Special Use Amendment. Both agreed to withdraw the motion. Commissioner Torres moved and Commissioner Ritter seconded to hold over to the next meeting consideration of action on this issue. Upon voice vote, all voted 'aye.' Motion carried.

City of Franklin

1. **(Text Amendment to Unified Development Ordinance)** Amendment to the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance, to amend the existing CC City Civic Center Zoning District (section 15-3.0307), such amendment providing in part for the development of compatible adjacent retail, commercial, office and residential uses in a coordinated manner. Such proposed amendment also includes provisions to amend the City of Franklin Unified Development Ordinance, Part 3: Zoning Districts: District Establishment, Dimensional, and Use Regulations, or as may be otherwise located and numbered within such Ordinance.

D.

1. Alderman Skowronski moved and Commissioner Torres seconded to recommend an ordinance to amend the Unified Development Ordinance to amend the CC City Civic Center District, with the following changes:
 - a. Within the Civic Center District a Site Plan approval process may require a Developer's Agreement and Letter of Credit to be submitted by an Applicant or developer for the purpose of securing the installation and construction of required public improvements and/or non-principal site improvements proposed by the City of Franklin.
 - b. Permitted uses as listed in the staff report be made special uses
 - c. In §3 of the proposed draft ordinance, change "Permitted Use" (P) to "Special Use" (S) for "Foster Family Homes" and the two categories of "Community Living Arrangements."
 Upon voice vote, all voted 'aye.' Motion carried.

**CMS Management Services, Inc.
(Mission Hills Apartments)**

1. **(Special Use Amendment)** To allow for replacement balconies of a different balcony design

E.

1. Commissioner Ritter moved and Commissioner Torres seconded to recommend approval of an amendment to Resolution 1970-446, imposing conditions and restrictions for the approval of a Special Use for property located at approximately 7711 & 7811-7859 South Scepter Drive. Upon voice vote, all voted 'aye.' Motion carried.

United Financial Group, Inc. (Forest Hill Highlands)

1. **(Certified Survey Map)** To allow a division of land for 1outlot.

F.

1. Alderman Skowronski moved and Commissioner Ritter seconded to recommend a resolution conditionally approving a-1 lot and 1-outlot Certified Survey Map. Upon voice vote, all voted 'aye.' Motion carried.

The Bricton Group, Inc. (Staybridge Suites Hotel) (100 rooms)

1. **(Concept Review)** A proposed 217,666 square foot building with 5-floors including a 100-room Staybridge Suites Hotel.

G.

1. No action needed; none taken.

Announcement: Next Meeting scheduled for Thursday, November 30, 2006

H. No action needed; none taken.

Adjournment

- IV. Commissioner Bennett moved and Commissioner Ritter seconded to adjourn the Thursday, November 09, 2006, regular meeting of the Plan Commission, at 9:40 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.